

Before the Board of Zoning Adjustment, D. C.

Application # 11370, of Gulf Oil Co. for special exception pursuant to Section 8207.3 to permit enlargement of gas station at 2300 Pennsylvania Avenue, S. E., Lots 8, 10, 30, and 31, Square 5556, as provided by Section 5102.42 of the Zoning Regulations.

PUBLIC HEARING: June 20, 1973

EXECUTIVE SESSION: June 26, 1973

FINDINGS OF FACT:

1. The property is located in a C-2-A District.
2. The property involved is located on Pennsylvania Avenue at its intersection with Fairlawn Avenue, S. E., at the intersection of Pennsylvania Avenue with the Anacostia Freeway (Route 295).
3. The property is improved by a one-story masonry gasoline service station which will be razed to provide for a new three bay mansard style building with brick facing.
4. The present facilities have outlined their usefulness and the driveway layout does not present the public with the best possible turning radius.
5. The gasoline service station will be a full service one stop facility.
6. An additional pump island will be provided in the new layout.
7. The new building will cover 2,080 square feet with approximately 16% of lot occupancy, and will be set back from the street by approximately 15 feet.
8. The Department of Highways and Traffic offered no objection to the enlargement.
9. The area at the rear of the building shall be used for employee parking only, not for other storage of automobiles or other vehicles.
10. No outside repair work will be done.

11. No vehicles will be stored, temporarily or permanently.

12. No new sign shall be constructed so as to extend above roofline of the proposed building. One existing sign, located of the proposed building. One existing sign, located at the western corner of the site, may remain.

13. All lighting shall be consistent with the design of the rest of the station, and shall be located so as not to be directed at surrounding properties.

14. A landscaping screen shall be planted in the rear of the building along the eastern and southeastern edges of the property and maintain in a viable condition.

15. No opposition was registered.

CONCLUSIONS OF LAW:

Based upon the above findings of fact we are of the opinion that the establishment of this gasoline service station at this location will not create dangerous and otherwise objectionable traffic conditions and that the station will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property. We are of the opinion that the accessory uses of (brake relining, muffler installation, tune-ups etc.) so long as they are conducted within the service bays are appropriate.

This Order shall be subject to the following conditions:

a. Any lighting used to illuminate the gasoline service station will be so arranged that all direct rays of light are confined to the area of the site.

b. No vehicular entrance or exit to the service station and no part of the service station itself shall be within twenty-five (25) feet of a residential district.

c. No entrance or exit driveways shall be closer than twenty-five (25) feet to a street intersection as measured from the intersection of the curb lines extended.

d. All grease pits or hoists hereafter constructed or established as part of the gasoline service station shall be within a building.

e. The coping shall be located on the property line and the inside driveway radii shall not be located within the sidewalk area.

Permit shall not issue until all conditions of this Order are met and complied with and further, the Board reserves the right to direct revocation of permit upon proper showing that any terms or conditions of this Order have been violated.

ORDERED:

That the above application be GRANTED.

VOTE: 4-0, with Mr. Harps not voting

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER

Secretary of the Board

FINAL DATE OF ORDER:

AUG 28 1973